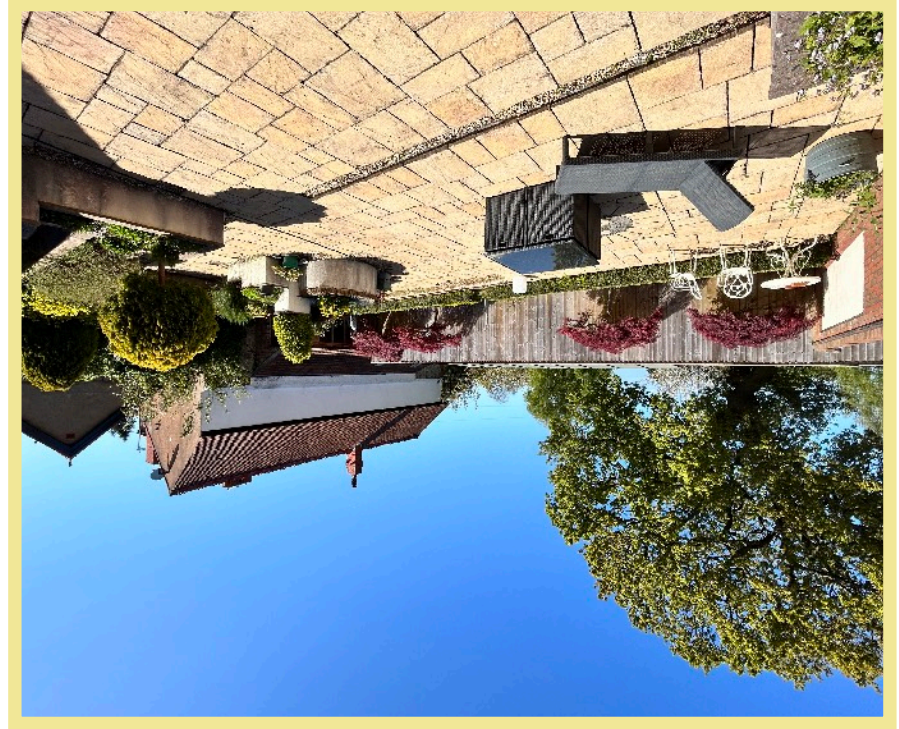


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

[www.fletcherpoole.com](http://www.fletcherpoole.com)

Fletcher & Poole



Apt.5, Glyn Garth Court  
Walshaw Avenue  
Colwyn Bay  
LL29 7UY  
Llysfaen



# PENTHOUSE APARTMENT SET WITHIN THE PRESTIGIOUS DEVELOPMENT OF GLYN GARTH COURT IN A SOUGHT AFTER CONSERVATION AREA

## Description

A high specification penthouse apartment set within the prestigious development of Glyn Garth Court. Situated on one of the most desirable residential roads in this lovely conservation area by Rydal Penrhos school. Walking distance to the promenade and beach along with the local shops, cafes and other amenities of Rhos on Sea and Colwyn Bay. Glyn Garth Court is a private, gated development with a secluded, walled garden set in a York stone patio to the rear for communal use.

Each apartment benefits from a private, allocated garage and parking space. Communal entrance hallway with stairs and lift to all floors.

Apartment 5 in brief comprises of:

Spacious entrance hallway, large open plan lounge/kitchen/diner with high specification fitted kitchen, solid granite worktops, integrated appliances, utility room, cloakroom, two large bedrooms, one with an ensuite shower room the other with an ensuite bathroom and fitted wardrobe. There are two good size, covered balconies off the lounge/kitchen/diner with far reaching sea and woodland views.

The apartment benefits from UPVC double glazing, gas central heating and under floor heating throughout. Viewing is highly recommended to appreciate the spacious layout, location and finish.

- ✓ PENTHOUSE APARTMENT FINISHED TO A HIGH SPECIFICATION
- ✓ LARGE, SPACIOUS OPEN PLAN LOUNGE/KITCHEN/DINER
- ✓ TWO COVERED BALCONIES WITH FAR REACHING SEA VIEWS
- ✓ ALLOCATED GARAGE AND PARKING SPACE
- ✓ PRIVATE GATED DEVELOPMENT
- ✓ SITUATED IN A DESIRABLE CONSERVATION AREA
- ✓ WALKING DISTANCE TO THE PROMENADE, BEACH & LOCAL AMENITIES

## Entrance Hallway

6.80m x 1.43m (22'4" x 4'9")

## Lounge/Kitchen/Diner

9.17m x 7.20m (30'1" x 23'7")



## Utility Room

3.34m x 2.06m (11'0" x 6'9")

## Cloakroom

1.82m x 1.25m (6'0" x 4'1")

## Bedroom

6.59m x 3.19m (21'7" x 10'6")



## Ensuite Shower Room

2.35m x 1.71m (7'9" x 5'8")



## Bedroom

5.35m x 3.08m (17'7" x 10'1")

## Ensuite Bathroom

2.67m x 1.84m (8'9" x 6'1")

## Two Covered Balconies

4.50m x 1.90m (14'9" x 6'3")

## Location

Situated nearby to a conservation area, close to the centre of Colwyn Bay which has a variety of local shops and other amenities. It is conveniently located near to the A55 dual carriageway for easy access to Chester and the motorways beyond.

## Directions

From the Rhos On Sea office turn right towards the promenade, continue along turning right by the Toad Public House, go straight across at the crossroads, turn right at the mini roundabout onto Conway Road, take the second left onto Walshaw Avenue.

Council Tax Band TBC

Energy Performance Rating Band C

## 2 Bedroom Penthouse Apartment

Apt.5, Glyn Garth Court  
Walshaw Avenue  
Colwyn Bay  
LL29 7UY

**£329,950**

Reference Number: RP3543  
4/04/24

Fletcher & Poole,  
1A, Penrhyn Avenue  
Rhos-on-Sea, LL28 4PS

Registered Company  
Number 4687367

## Valuation

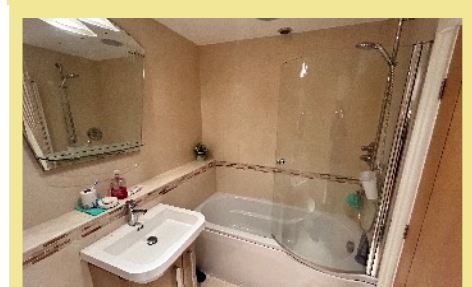
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 549178

email: [rhosonsea@fletcherpoole.com](mailto:rhosonsea@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		